

ORIGINAL

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number

Kathy Bazoian Phelps  
Steven J. Schwartz  
DANNING, GILL, DIAMOND & KOLLITZ, LLP  
2029 Century Park East, Third Floor  
Los Angeles, CA 90067  
(310) 277-0077

(310) 277-5735

FOR COURT USE ONLY

FILED

03 OCT 21 PM 3:43

CLERK U.S. BANCY. COURT  
CENT. DIST. OF CALIF.

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re: EONXCHANGE, LLC, a Delaware limited liability company, f/k/a SHOLTZ & ASSOCIATES, LLC, dba AUTOMATIC CREDIT EXCHANGE, f/k/a S&A VENTURE HOLDINGS LLC, CONSOLIDATED WITH: AUTOMATED CREDIT EXCHANGE, LLC, AUDIENCE EXCHANGE, LLC and S&A VENTURES III, LLC, and ANN M. SHOLTZ, Debtor(s).

CASE NO.: DEPUTY

LA 02-23263-EC

**NOTICE OF SALE OF ESTATE PROPERTY**

**Sale Date:** November 19, 2003

**Time:** 1:30 p.m.

**Location:** U.S. Bankruptcy Court, 255 E. Temple St., Room 1639, L.A., CA 90012

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: August 5, 2003

DESCRIPTION OF PROPERTY TO BE SOLD: RESIDENTIAL REAL PROPERTY LOCATED AT 515 DEODAR LANE, BRADBURY, CALIFORNIA 91010 (THE "PROPERTY"). OVERBID PROCEDURES ARE AS FOLLOWS: THE OPENING BID WILL BE AN AMOUNT EQUAL TO THE SUM OF THE FIRST TWO LIENS AGAINST THE PROPERTY (ESTIMATED AT \$4,307,485.46) PLUS \$260,000. SUBSEQUENT OVERBIDS SHALL BE IN INCREMENTS OF \$10,000. SALE TO AN OVERBIDDER SHALL BE FREE AND CLEAR OF ALL LIENS, CLAIMS AND ENCUMBRANCES. OVERBIDDER SHALL BE SOLELY RESPONSIBLE FOR PAYMENT OF BROKER'S COMMISSIONS ASSOCIATED WITH THE SALE. TO QUALIFY TO PARTICIPATE IN THE OVERBIDDING, POTENTIAL OVERBIDDERS MUST TENDER TO THE TRUSTEE A DEPOSIT OF CERTIFIED FUNDS IN THE AMOUNT OF \$100,000. IN ADDITION, POTENTIAL OVERBIDDERS ARE REQUIRED TO SHOW PROOF OF THEIR ABILITY TO CONSUMMATE THE SALE, IN THE FORM OF A LOAN COMMITMENT FROM A KNOWN, REPUTABLE LENDER, AND/OR A RECENT BANK OR SECURITIES STATEMENT FROM THE POTENTIAL OVERBIDDER SHOWING CASH OR ITS EQUIVALENT EQUAL TO THE AMOUNT OF SUCH OVERBID. IT IS REQUESTED THAT BOTH THE DEPOSIT AND PROOF OF FINANCING BE PRESENTED TO THE TRUSTEE AT LEAST 48 HOURS BEFORE THE HEARING DATE; HOWEVER, IT MUST BE PRESENTED BY NO LATER THAN AT THE TIME OF THE HEARING. DEFAULT UNDER PARAGRAPH 18 OF THE AGREEMENT SHALL ENTITLE THE TRUSTEE TO LIQUIDATED DAMAGES IN THE AMOUNT OF \$100,000. THE TRUSTEE WILL EVALUATE ALL OFFERS, AND WILL ACCEPT THE BEST OFFER PRESENTED, WHICH MAY NOT NECESSARILY MEAN THE HIGHEST OFFER FOR THE PROPERTY. THE TRUSTEE RESERVES THE RIGHT TO RECOMMEND THAT THE COURT APPROVE THE SALE TO A PURCHASER OTHER THAN THE WINNING BIDDER IN THE EXERCISE OF HIS BUSINESS JUDGMENT. OVERBIDDER SHALL AGREE TO PURCHASE THE PROPERTY ON SUBSTANTIALLY THE SAME TERMS AND CONDITIONS AS SET FORTH IN THE AGREEMENT. ALL CONDITIONS AND CONTINGENCIES OF ANY PROSPECTIVE PURCHASER SHALL BE REMOVED AT OR BEFORE THE TIME OF THE HEARING ON THE SALE.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: **SEE ABOVE**

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven J. Schwartz

Danning, Gill, Diamond & Kollitz, LLP

2029 Century Park East, Third Floor

Los Angeles, CA 90067

Tel: (310) 277-0077 - Fax: (310) 277-5735

Date: October 21, 2003